

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	7001 Delta Way, Clearwater, FLORIDA 33764	Order ID	9045385	Property ID	34839783
Inspection Date	11/30/2023	Date of Report	11/30/2023		
Loan Number	55954	APN	312916599403400080		
Borrower Name	Catamount Properties 2018 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	11.29_BPO	Tracking ID 1	11.29_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DUNN, DOROTHY A	Condition Comments	
R. E. Taxes	\$3,551	Subject appears to be maintained in average condition with no noticeable defects or necessary repairs evident. Recommend roof inspection.	
Assessed Value	\$200,612		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Typical residential sector in an area which is comprised of mostly older (<1980) SFR and condominium/townhome complexes. Lower to mid range prices, appeals to Military, singles, couples and families alike. Schools are considered average. Located in the "commuter corridor" for Tampa/St. Petersburg proper. Easy and close access to public transportation, highways, shopping, restaurants, schools, medical care, military bases, major airports, and entertainment.	
Sales Prices in this Neighborhood	Low: \$326600 High: \$622000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7001 Delta Way	2218 Coit Rd	14925 Mockingbird Ln E	3815 14th Ave Se
City, State	Clearwater, FLORIDA	Clearwater, FL	Clearwater, FL	Largo, FL
Zip Code	33764	33764	33760	33771
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.72 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$399,000	\$349,900
List Price \$	--	\$339,900	\$379,000	\$339,900
Original List Date		09/16/2023	09/29/2023	11/06/2023
DOM · Cumulative DOM	-- · --	75 · 75	58 · 62	24 · 24
Age (# of years)	63	63	51	64
Condition	Average	Good	Good	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	956	910	1,044	849
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1 · 1	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	None	Carport 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	Pool - Yes
Lot Size	0.21 acres	0.14 acres	0.17 acres	0.15 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Same age of construction as subject on smaller lot. Less interior square footage with same room count. Superior condition to subject. MLS Comments: upgraded, block construction house, NO FLOOD ZONE, NO HOA, New Roof 2022, New Bathroom 2022, NEW window A/C Sept 2023 in utility room, Updated AC ducts 2022, New upgraded kitchen 2022, New modern easy care cooktop to enjoy while cooking your favorite meals. New Dishwasher 2022, New Luxury Vinyl Plank flooring installed 2023, throughout the entire house. A/C replaced 2011, New Water Heater 2023, Fresh Paint inside and outside. ATTIC space cleaned up and new Insulation was added 8/2023. Outside walls were all washed totally and then repainted 2022, UTILITY ROOM with Washer/Dryer Hook-Ups. Utility Room has its OWN Brand New Window AC Sept 2023. Utility Room opens to the Carport area leading to the front and side yards makes it very useful on rainy days to load and unload the car. Florida Room accessible from the Dining Room leading to the large inviting and pleasant backyard which offers lavish foliage, grass and bushes. Property located in a very quaint relaxing area offering mature trees, well kept street pavement and friendly atmosphere. The front yard of this property is very appealing with its well kept grassy area, flower beds areas, mature tree. As you walk around the property you will find a very spacious grassy backyard inviting you to enjoy the summer days in a shaded area, surrounded by shrubs and flower beds to enjoy. As you walk in thru the front door you will instantly be filled with a sense of pride of ownership which will be detected in every part of the house and the property. Comfortable Dining Room size, has multiple new storm windows installed 2021, for you to enjoy while dining with family and friends in a cool fresh atmosphere. Dining area offers a view of this relaxing large backyard. While you are in the utility room, you can easily access to your car, which it is appreciated on any rainy days. This laundry/utility Room opens to the freshly painted, large and high ceiling Carport, which offers plenty of room for big cars. Night lighting in front of the house and under the carport, nicely located as you will see, for security and comfort.
- Listing 2** Newer construction than subject on smaller lot. Larger interior square footage with 1 add'l half bath. Superior condition to subject. Inground pool. MLS Comments: Great Room Floor Plan with Shiplap Walls and Dining area- Great for Entertaining. Newly remodeled Kitchen boasting Stainless-Steel Appliances, Gas Range, Decorative Subway Tile Backsplash & Ceramic Tile Flooring. Large Master Bedroom with plenty of Closet space and French Door to Patio. Second Bedroom shares the adjacent Updated Bath with Ceramic Tile, Shiplap Walls, Subway Tile Tub/Shower Combo, New Vanity and Updated Fixtures. New Wood-like Flooring & Ceramic Tile throughout! Enjoy the convenience of a new garage door, adding both security and style to your property. Embrace the Florida lifestyle in your own backyard. Large in-ground pool with a new sand filter! Relax or entertain guests on the covered back porch, providing shade and comfort! Freshly Painted Exterior. Classic white picket fence graces the front yard, adding a picturesque and inviting touch to your home.
- Listing 3** Same basic age of construction as subject on smaller lot. Less interior square footage with same room count. Superior condition to subject. Inground pool. MLS Comments: This 2 bedroom, 1 bath house has been gutted to the studs and completely renovated. Virtually everything is new or newer, including the wiring, plumbing, air conditioning system, tankless water heater, and roof. The open floor plan is perfect for entertaining, with a kitchen boasting beautiful new cabinets, granite countertops, and stainless steel appliances. The gleaming terrazzo floors that run throughout the house have been beautifully restored. Newer pavers in the front enhance the curb appeal, leading to a nice wide driveway. The property also features a beautiful large backyard and a newer saltwater pool with a sunshelf (Approx 2 years old). If you're looking for something a little bigger, the laundry room is plumbed and ready for conversion into a full bathroom, and there were plans to convert the carport into a bedroom as well, resulting in a potential 3 bed / 2 bath home with additional square ft of living space.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7001 Delta Way	14892 63rd St N	3818 15th Ave Se	779 34th St Se
City, State	Clearwater, FLORIDA	Clearwater, FL	Largo, FL	Largo, FL
Zip Code	33764	33760	33771	33771
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.94 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$325,000	\$349,900
List Price \$	--	\$299,000	\$284,000	\$330,000
Sale Price \$	--	\$290,000	\$284,000	\$310,000
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	06/12/2023	04/24/2023	10/31/2023
DOM · Cumulative DOM	-- · --	43 · 108	126 · 422	38 · 52
Age (# of years)	63	83	65	46
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	956	1,044	900	947
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.15 acres	.15 acres	.13 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,900	-\$14,400	-\$9,600
Adjusted Price	--	\$281,100	\$269,600	\$300,400

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Adjusted 3k for age of construction, -4400 for interior square footage, -7500 for garage. MLS Comments: 2 bed 1 bath home in Clearwater for less than \$300,000! Great indoor and outdoor space, the home features a large eat in kitchen with a built in banquette, perfect for meals together, with open access to the living room. The bathroom is all newer tile and has a huge walk in shower with a bench seat, and a single vanity with oodles of counter space. The second bedroom has a built in window seat. At the back of the home is a large screened in porch for watching TV, eating out or enjoying a beverage on a summer's evening. The yard has alot of space and includes a firepit and storage shed - perfect for the pooch, a playground and big enough for toys and more. The 1 car garage is currently setup as a den, it has a window a/c and is not included in the heated square footage. Added to all this the home has been well maintained with a new roof in 2014, a/c in 2018 and water heater in 2016.
- Sold 2** Adjusted 300 for age of construction, 2800 for interior square footage, -7500 for garage, -10k for condition. MLS Comments: 2-bedroom, 1-bath home perfect for a first-time homebuyer or investor. Both bedrooms have fresh paint and have had décor receptacles and switches replaced. The bathroom has new countertops, a new sink, new plumbing, and the shower has been recently redone with 4x4 tumbled marble tiles with inlays. The kitchen has new countertops, a new stainless steel double sink, a new faucet, new plumbing, and soffit-down lighting on the upper cabinetry. The whole house has 16x16 tile throughout. The mudroom has an epoxy floor. The laundry room has a window A/C unit and epoxy flooring.
- Sold 3** Adjusted -2550 for age of construction, 450 for interior square footage, -7500 for garage. MLS Comments: 2-bedroom, 1 bathroom home is perfect for first-time buyers or savvy investors. Step inside and be greeted by fresh new interior paint, creating a bright and inviting atmosphere. The roof was recently replaced in 2021, along with the AC and water heater, providing peace of mind and worry-free living. The fenced-in backyard offers privacy and a great space for outdoor activities and entertaining. You'll also find a new stove added in 2022 for all your cooking needs. Updates have been made to the plumbing, including shut-off valves and laundry, in 2023. Additionally, the electrical breakers have been replaced, ensuring safety and functionality. Enjoy the convenience of ceramic tile flooring throughout the entire home, making cleaning a breeze. The master bedroom features a spacious walk-in closet, while both bedrooms offer ample space measuring 12 x 12. Although the kitchen may need some updating, you can put your own personal touch and create the kitchen of your dreams. The garage includes laundry hookups, adding convenience to your daily routine.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				see below			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/08/1990	\$46,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$270,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$249,000	--
Comments Regarding Pricing Strategy		
Standard evaluation benchmarks w/ +/- 20% interior square footage, using the smallest location radius possible to subject, amenities, design appeal and lot size. Additionally age of construction is taken into account as well as property condition, maintenance, like neighborhood. Subject and all comparables are all typical of the subdivision, surrounding subdivisions and residential Clearwater. Nothing remarkable to note. All meet standard industry evaluation benchmarks.		

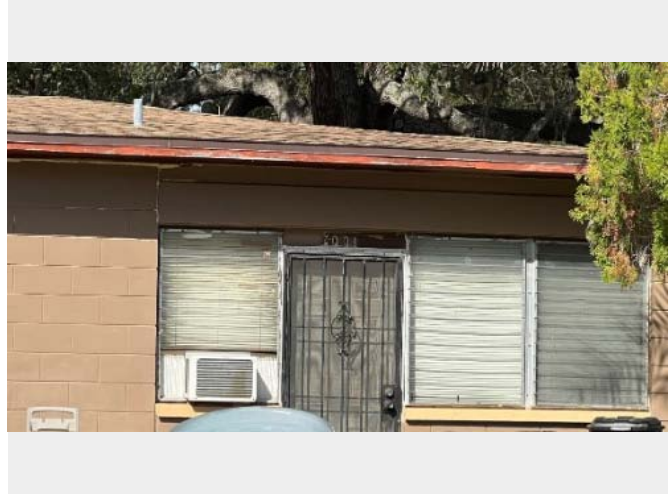
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

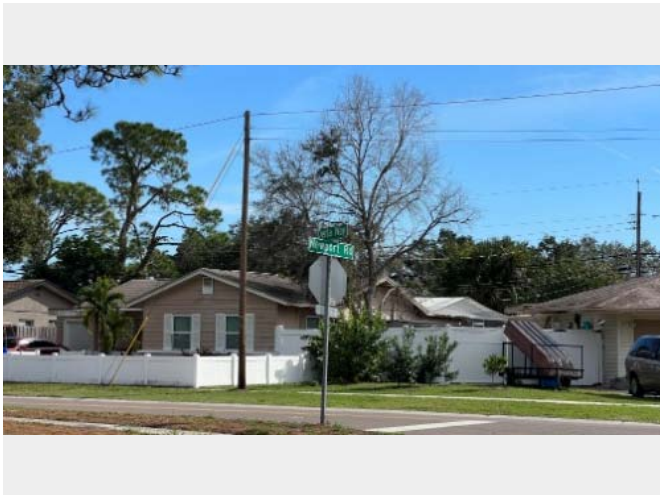
Subject Photos



Front



Address Verification



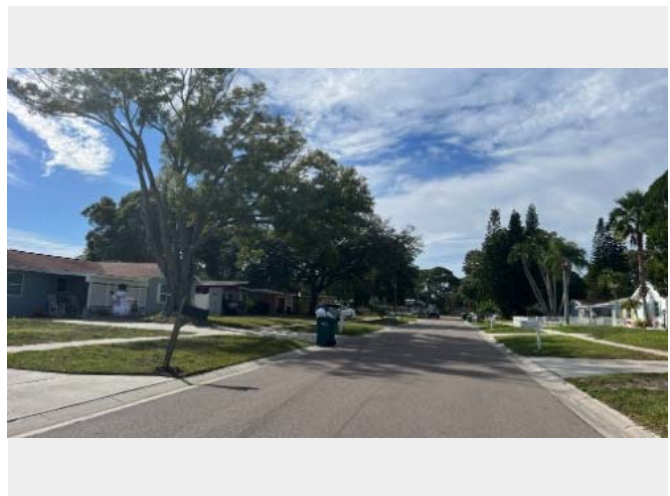
Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 2218 Coit Rd
Clearwater, FL 33764



Front

L2 14925 Mockingbird Ln E
Clearwater, FL 33760



Front

L3 3815 14th Ave SE
Largo, FL 33771



Front

Sales Photos

S1 14892 63rd St N
Clearwater, FL 33760



Front

S2 3818 15TH AVE SE
Largo, FL 33771



Front

S3 779 34TH ST SE
Largo, FL 33771



Front

ClearMaps Addendum

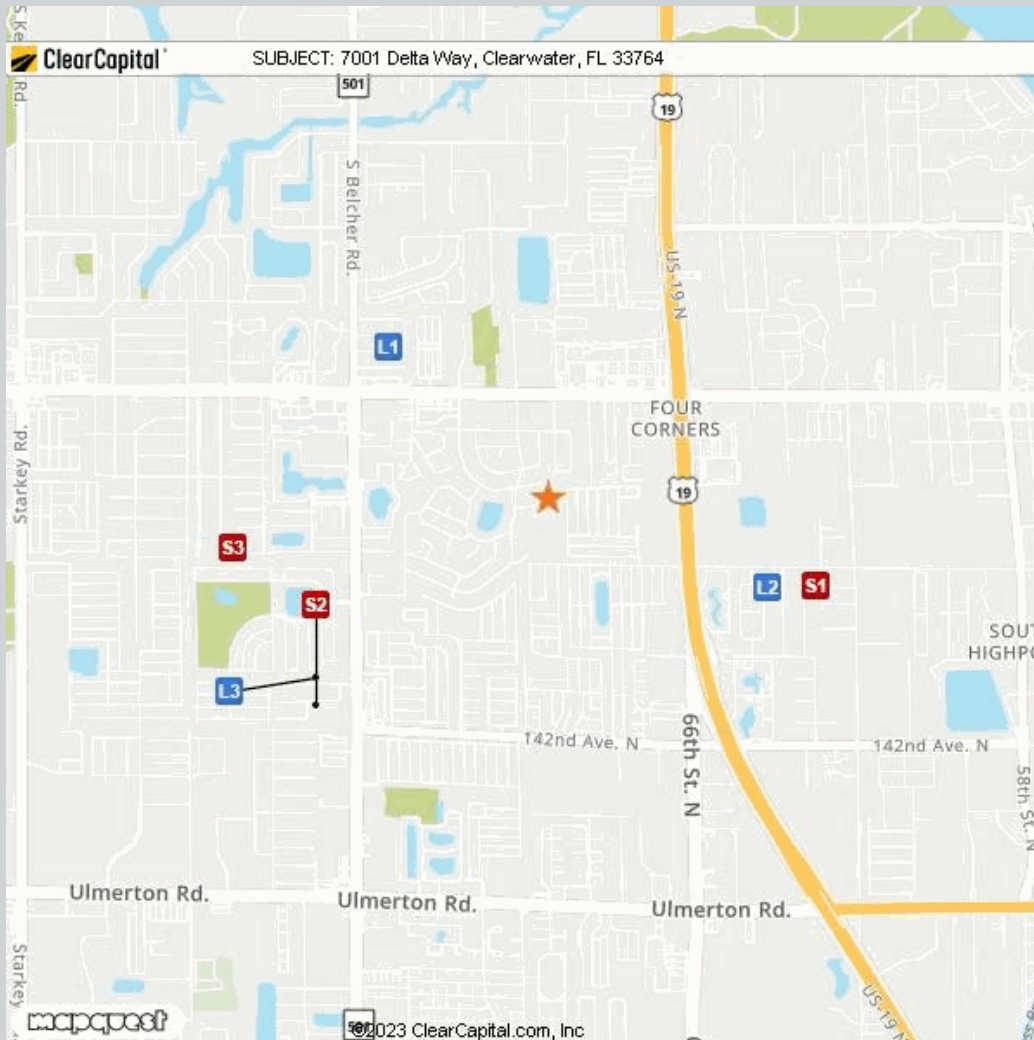
Address ★ 7001 Delta Way, Clearwater, FLORIDA 33764

Loan Number 55954

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$270,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7001 Delta Way, Clearwater, Florida 33764	--	Parcel Match
L1 Listing 1	2218 Coit Rd, Clearwater, FL 33764	0.66 Miles ¹	Parcel Match
L2 Listing 2	14925 Mockingbird Ln E, Clearwater, FL 33760	0.72 Miles ¹	Parcel Match
L3 Listing 3	3815 14th Ave Se, Largo, FL 33771	0.89 Miles ¹	Parcel Match
S1 Sold 1	14892 63rd St N, Clearwater, FL 33760	0.86 Miles ¹	Parcel Match
S2 Sold 2	3818 15th Ave Se, Largo, FL 33771	0.94 Miles ¹	Parcel Match
S3 Sold 3	779 34th St Se, Largo, FL 33771	0.97 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Jayne Arden	Company/Brokerage	MVP Realty
License No	SL3458915	Address	3205 W. Leila Ave Tampa FL 33611
License Expiration	09/30/2025	License State	FL
Phone	7075673681	Email	rejayney@gmail.com
Broker Distance to Subject	14.76 miles	Date Signed	11/30/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.